081.0	0001	0015.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	718,800	/	718,800
USE VALUE:	718,800	/	718,800
ASSESSED:	718,800	/	718,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
463	-465	SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MEI DAVID S
Owner 2:	LIAO-FA KING
Owner 3:	
Street 1:	463 SUMMER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KENNEDY HOLLY -
Owner 2:	-
Street 1:	463 SUMMER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,414 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 2016 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5414.000	351,900		366,900	718,800
Total Card	0.124	351,900		366,900	718,800
Total Parcel	0.124	351,900		366,900	718,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 356.55 | /Parcel: 356.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	50125
GIS Ref	
GIS Ref	
Insp Date	10/12/18

!6552!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 081.0-0001-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	352,000	0	5,414.	366,900	718,800	718,800	Year End Roll	12/18/2019
2019	104	FV	274,900	0	5,414.	372,200	647,100	647,100	Year End Roll	1/3/2019
2018	104	FV	274,900	0	5,414.	277,800	552,700	552,700	Year End Roll	12/20/2017
2017	104	FV	258,100	0	5,414.	251,600	509,700	509,700	Year End Roll	1/3/2017
2016	104	FV	258,100	0	5,414.	241,100	499,200	499,200	Year End	1/4/2016
2015	104	FV	230,300	0	5,414.	204,400	434,700	434,700	Year End Roll	12/11/2014
2014	104	FV	230,300	0	5,414.	193,900	424,200	424,200	Year End Roll	12/16/2013
2013	104	FV	239,500	0	5,414.	184,500	424,000	424,000		12/13/2012

PRINT

Date	Time
12/10/20	21:18:48

LAST REV

Date	Time
10/16/18	09:36:10
apro	
6552	

USER DEFINED

Prior Id # 1:	50125
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KENNEDY HOLLY	53466-140		8/28/2009	Change>Sale	410,000	No	No		
SANTOSUOSSO SAL	30567-181		8/20/1999		265,500	No	No		
N E MERCHANTS B	25446-1		6/29/1995		1	No	No		L

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/11/2009	1246	Manual	3,500					
10/8/2009	969	Manual	1,500					
9/10/2009	831	Renovate	40,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	MEAS&NOTICE	CC	Chris C
3/17/2009	Meas/Inspect	189	PATRIOT
3/7/2000	Inspected	264	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	264	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5414		Sq. Ft.	Site		0	70.	0.97	5			Med. Tr	-10					366,926						366,900	

Total AC/HA:	0.12429	Total SF/SM:	5414	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	366,926	Spl Credit		Total:	366,900				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	C - Com Locatio	10.	%
Special:			%
Override:			%
	Total:	37.9	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.17083335
Const Adj.:	0.98000199
Adj $ / SQ:	195.061
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	566643
Depreciation:	214758
Depreciated Total:	351886

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

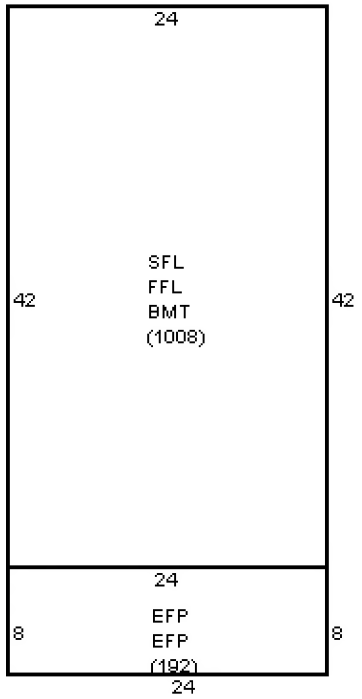
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	1
Totals			
2	10	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,008	58.520	58,987
FFL	First Floor	1,008	195.060	196,622
SFL	Second Floor	1,008	195.060	196,622
EFP	Enclos Porch	384	33.630	12,913
	Net Sketched Area:	3,408	Total:	465,144
Size Ad	2016	Gross Are	3408	FinArea 2016

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	195.06
Special Features:	0	Val/Su Net:	103.26
Final Total:	351900	Val/Su SzAd	174.55

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

081.0-0001-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	